

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SIXTH DAY OF MARCH, TWO THOUSAND AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Martin Garrett, Chair  
John Hagee  
Don Hunt  
Wilford Kale  
Willafay McKenna  
A. Joe Poole III  
Peggy Wildman

ALSO PRESENT

Marvin Sowers, Director of Planning  
Paul Holt, Senior Planner  
Jill Schmidle, Senior Planner

2. MINUTES.

Upon a motion by Joe Poole, seconded by Willafay McKenna, the minutes of the February 7, 2000 meeting were approved by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE

John Hagee presented the DRC report stating the committee reviewed and recommended approval for the Williamsburg Plantation which requested timeshare units that totaled more than 30,000 sq. ft. and Skiffes Creek Industrial Park warehouse space that proposed two entrances off the main road.

Willafay moved to approve the DRC report. In a unanimous voice vote, motion passed.

4. CASE NO. SUP-1-00. MT. PLEASANT BAPTIST CHURCH ADDITION.

Christopher Johnson presented the staff report stating that the applicant applied for a special use permit to allow the construction of approximately 2500 sq. ft. of additional space to the existing Mount Pleasant Baptist Church. The proposed addition would provide a foyer and classroom space. Staff found the proposal consistent with the surrounding zoning, development, and the Comprehensive Plan. Staff recommended approval of this application.

Martin Garrett opened the public hearing.

William H. Strong of the Ironbound Square Subdivision spoke of the importance of the classroom addition and asked that the Commission approve this application.

There being no further speakers, the public hearing was closed.

Willafay McKenna made a motion, seconded by Wilford Kale, to recommend approval of this application. In a roll call vote, motion passed 7-0. AYE: McKenna, Hagee, Hunt, Kale, Poole, Wildman, Garrett (7); NAY: (0).

## 5. CAPITAL IMPROVEMENT PROGRAM.

Jill Schmidle presented the staff report stating a series of meetings to discuss and rank the Capital Improvement Program requests were held by the Policy Committee, in conjunction with staff, and that she was now forwarding their recommendations for the Fiscal Years 2001-2005. She stated, in some instances, the committee included specific recommendations as outlined in the staff report. The Policy Committee and staff recommended that the Commission approve the Capital Improvement Program rankings as summarized in the attached report.

Martin Garrett questioned why the third high school was ranked in the medium priority as opposed to the high ranking of bikeways and walkways.

Jill Schmidle stated there were several reasons why bikeways and walkways ranked higher than the third high school. She said that the rankings were based on a point system and were determined by how long a project had been funded, the source of the funding, and how long it had been under discussion and in the CIP.

Wilford Kale stated the request for a third high school was for the year beginning June 2000. He felt the School Board did not have any definitive plans and said there certainly was nothing focused in the paperwork received during the discussions of the Policy Committee.

Martin Garrett understood the procedures and the recommendation made by the Policy Committee but felt if the committee had given a higher ranking for the third high school, that it might force the School Board to focus more on the project. He felt it would be more beneficial with a higher ranking.

Willafay McKenna stated that overall, the consensus of the committee was reflected in the memo she handed out tonight. She said they ran into a number of issues that they identified and tried to address. One was the third high school that was submitted under a project heading of Operations Center. She explained that when reviewing the proposal it was determined that 7/8th of the money was actually for the acquisition of a school site. She said this type of submittal appeared unclear to the committee and they requested a representative of the School Board to make a presentation. She stated the committee felt there were other projects that could be aligned with the school. She noted the School Board's intent was to acquire a large parcel of land for a school site and athletic facilities that would be used by all schools. She said the committee disagreed with that and felt it would be better to concentrate the facilities that would be used community wide on a separate site so that one school would not appear more attractive than another. She stated the committee and School Board representatives began a further discussion as to the scale and types of facilities that the County might want to engage in because the County's Parks and Recs had a request in for a large swimming pool. The committee decided that if money was to be allowed for that type of facility it should be done on a large enough scale to permit area or even state wide competition. She again stated that these were only a few of the issues discussed and outlined in her memo.

Jill Schmidle added that, as Willafay McKenna mentioned, the land acquisition for the third high school was originally submitted as part of the request for the Operations Center and

the ranking for the center actually ended up as a low priority. She said the Policy Committee felt strongly that they wanted to analyze the third high school separately so they pulled it from the Operations Center and moved it to a medium priority.

Marvin Sowers stated that in the past the Commission had moved items up to a higher ranking based on factors not accounted for in the ranking criteria.

Wilford Kale stated the committee did move the ranking up and decided not to rank the school any higher than a medium ranking. He felt the school had other issues to deal with in the next six months, referring to the existing schools. He stated that some of the items they moved to the high priority ranking were other school projects discussed last fall and that have yet to come about.

Martin Garrett's concern was that if a school were needed by the year 2007, it should be placed on the high priority list in order to force them to make a decision.

Joe Poole clearly felt it should have been moved forward, but based on what was received from the applicant, the Policy Committee believed it had not been submitted in a thoughtful, effective manner.

Wilford Kale stated the School Board representatives informed them that the site they were looking at with all the athletic facilities was 75 to 80 acres. The committee stressed their concern about putting all the new facilities at one high school and that they would like to see the facilities of a more centralized location. The School Board representatives said if that was something they could seriously consider, then the site for the school would not need to be more than 25 to 30 acres.

Willafay McKenna said the committee did have a great deal of discussion about the school site and another one regarding prototype schools. The feeling of the committee was that the County was building schools very quickly and each time paying for development, new design, and a new architectural firm. The committee did some research and found that California, North Carolina, and Alaska, by legislation, were requiring communities to look at the possibilities of using prototypes. She stated that in North Carolina they must explore the possibility of a prototype and the state had a website to review prototype schools. She said School Board representatives felt that would be impossible to do but the committee felt it could be done and should be explored. She concluded that the committee felt those were two issues that needed to be discussed before the purchase of property for a third high school.

Martin Garrett complimented Willafay McKenna and the members of the Policy Committee for doing such a thorough job.

Willafay McKenna mentioned two additional items listed in her memo. One was for communications in which the County would spend \$75,000 to enhance access through the James City County computer systems to allow citizens to sign up for courses at the Community Center. The committee felt this proposal was a closed, cable, system and thought the money would be better used if the County enhanced their present website and the local access television station. The other item of concern which came in at the last minute was for another building at the Government Center. The committee realized that the space was

necessary but felt strongly that the County first look to in fill, retrofitting, or refurbishing what already existed before looking at new construction. She said a discussion occurred last year regarding this matter and it was as if the discussion had fallen on deaf ears when this was presented to them again this year. She concluded by stating a request to enhance the radio communications was submitted by the Police and Fire Departments. The committee recommended that, since communication was not just between James City County staff but also between the State Police and other municipalities, the County should look for cooperation from York County and the City of Williamsburg in upgrading the system.

John Hagee asked when the committee had their discussion with the School Board representatives regarding the prototype high school, what was their reasoning for thinking that they could not do that.

Willafay McKenna said it was their position that architects, in drafting designs owned the designs themselves, therefore, one could not get the design for their particular locality.

John Hagee also asked about regionalism in terms of schools. He stated that York County had a low attendance at Bruton High School and Magruder Elementary was trying to attract more students.

Willafay McKenna said they did not explore that issue.

Martin Garrett opened the public hearing. There being no speakers, the public hearing was closed.

Willafay McKenna made a motion, seconded by Wilford Kale, to recommend approval of the CIP as presented.

Marvin Sowers stated there were several items in Willafay McKennas's memo that were not in the actual text and asked if they would like to have them incorporated into the CIP.

Wilford Kale stated that the memo prepared by Willafay McKenna should be a free standing memo that would be presented along with the staff report.

Willafay McKenna said that the committee felt it was not just the Planning Department, the Commission, or the Board of Supervisors who considered the CIP. She commented that this was part of the budget process and when there was a line item that was hiding other things in it or it was unclear as to the way it was stated, it was misleading to the public. The committee tried to make an effort to make the language very clear and the projects very self identifiable.

Joe Poole asked if John Hagee's suggestion about the York County Schools could some how be incorporated into the text.

Willafay McKenna thought that it should be included and suggested it be placed as the last sentence of the school paragraph.

Marvin Sowers stated that the motion was to approve the CIP with the full endorsement of the Commission of the memo prepared by Willafay McKenna and with the change regarding the schools. He stated the Board would receive the minutes, memo, and staff report.

In a roll call vote, motion passed 7-0. AYE: McKenna, Hagee, Hunt, Kale, Poole, Wildman, Garrett (7); NAY: (0).

#### 6. APPOINTMENT TO COMMITTEE

Martin Garrett stated that Alex Kuras had served on the committee for the Rt. 199 Corridor Study Committee and that Joe Poole had agreed to resume his responsibilities by serving on the committee.

Martin Garrett also mentioned that the Commission had requested VDOT to look at the speed limit on News Road and that VDOT had quickly responded to their concern. He asked Marvin Sowers to review that letter for the Commission members.

Marvin Sowers stated the Commission had questioned the speed limit on both News Road and Rt. 5. He said that VDOT had looked at the speed limit and, based on their criteria, decided not to lower the speed limit on News Road. He said they did, however, agree to post the curves on News Road at an advisory 45mph.

Wilford Kale felt the Commission should ask the Supervisors to ask VDOT in Richmond to take a second look and to alter the policies they have when a locality and the governing Board felt that something was unsafe.

Martin Garrett suggested that the Commission contact the Board of Supervisors.

John Hagee said that the issue of News Road had been discussed by Quintin Elliott of VDOT at the last Board of Supervisors meeting. He stated that VDOT used their criteria for determining the speed limit range and that range determined the speed limit should not be lowered.

Marin Garrett recommended the Commission go forward and write a memo to the Board of Supervisors regarding their concern.

Marvin Sowers stated the other question raised by the Commission to VDOT was the reduced speed limit on Rt. 5. He stated the response from VDOT was very general and they did not specify the criteria they used. He said he spoke with the local residency and found out that the lower speed limit on the western section did meet the criteria for lowering the speed limit but they were not aware, nor had the Suffolk District reported whether the other section actually met the criteria. He said he would follow-up on that information within the next few days and report back to the Commission.

#### 7. PLANNING COMMISSION REPORT.

Marvin Sowers mentioned the Board of Supervisors would hold a work session on

March 29 to discuss rural lands which was a follow-up to one that was held back in December with the old Board and the newly elected Board. The purpose of the meeting is to allow the new Board to reexamine the principles that were done in draft form by the Rural Lands Committee during the course of last year and to offer staff and the committee any future directions. The other item for discussion was for the purchase of development rights. He added that the Rural Lands Committee would be reconvening about a week prior to the March 29 work session.

John Hagee said he knew the Rural Lands Committee was meeting for awhile and stated that typically they came before the Commission before going to the Board of Supervisors and asked if what they were doing was appropriate. He felt it awkward that the Commission had not seen anything and that the Rural Lands Committee was meeting with the Board.

Marvin Sowers said the Rural Lands Committee was given a charge by the Board of Supervisors to report directly back to the Board by December with a recommendation of principles of land development in rural lands. That was done but, given the situation of a new Board, no action was taken and it was decided that the new Board would address this later.

John Hagee thought the Rural Lands Committee was set up like the other Zoning Ordinance Update Change Committees and asked why it was going through a different process.


Marvin Sowers stated the old Board approved a separate methodology and process which was distinctly different from the one set up during the Zoning Ordinance updates.

Martin Garrett stated several members of the committee were from the rural area of the County and one difficult thing they have encountered was a good definition of exactly what the purchase of development rights meant.

## 8. ADJOURNMENT

There being no further business, the March 6, 2000 Planning Commission adjourned at approximately 8:00 pm.

  
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Martin A. Garrett, Chair

  
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O. Marvin Sowers, Jr. Secretary